Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, FRIDAY, OCTOBER 24, 2025 (KARTIKA 2, 1947 SAKA)

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-1 BRANCH)

NOTIFICATION

The 24th October, 2025

No.H-U-11016/16/2025-4H1/I/1226816/2025.- Whereas, in order to boost the affordable and planned housing in urban areas of Punjab by facilitating Cooperative Housing Societies, the Governor of Punjab is pleased to issue the "Policy for Allotment of Sites to Co-operative Societies for the Construction of Multi-Storey Flats under Group Housing Scheme, 2025" as under:-

1. SCHEME:-

In consonance with the objectives of National Housing Policy, the Authority shall reserve site in each Sector of Urban Estate for construction of multi-storeyed group housing flats. All Group Housing sites lying vacant, redesigned, re-planned, not able to disposed off through E-Auction shall be allotted through this policy. The chunk of sites so reserved shall be allotted to the eligible House Building Societies who apply under this scheme.

In case, two or more applications are received against a particular site and all such applicants are otherwise found eligible as per the conditions of this scheme, then successful applicant shall be decided on the basis online bids and the site will be allotted to the highest bidder.

A co-operative society means a society registered or deemed to be registered under The Punjab Co-Operative Societies Act, 1961.

2. Rates and price for Allotment:-

i) Since, a Co-operative Society is a voluntary association where individuals with shared needs come together to achieve common economic goals through mutual cooperation, emphasizing self-help and community welfare rather than profit. Therefore, it has been decided that the allotment price will be the prevailing residential reserve price for the Urban Estate/ Sector/Scheme.

ii) 2% of the total amount of the site as "Cancer and Drug Addiction Treatment infrastructure fund" shall be charged extra.

iii) The rates mentioned in the advertisement shall be valid for 1 year.

iv) Basic F.A.R is 1:2.5. For the sites where F.A.R. is less/more than 1:2.5, the allotment price shall be equivalent to the reserve price for residential plots in the respective Sector/Area after making proportionate adjustment for the F.A.R less/more than 2.5 in accordance with formulae.

Explanatory: The total will be increased/reduced by the figure determined by this formula:

For Example:

$$\frac{\text{Prevailing rate} \times 50\% \times \text{Additional FAR / Lesser FAR}}{\text{Basic FAR}}$$

v. Price would be charged as per actual measurement at the time of Possession.

3. NO. OF SITES:-

i. The sites available for allotment shall be finalized at the level of Executive Committee or Authority, as the case may be, as and when the Concerned Authority intends to advertise the available sites in leading dailies **and Websites of the Concerned Authorities**. The scheme shall close as and when offered sites are allotted to the prospective applicants/societies.

ii. Area and Number of sites to be advertised shall be indicative and can be clubbed, divided, changed.

iii. In case, a particular site is not allotted in two consecutive advertisements, the rates of the site shall be reduced as per the rate fixation policy of Authorities.

4. ELIGIBILITY CONDITIONS FOR MAKING APPLICATIONS:-

(i) The society shall be considered eligible for making application for allotment of site, if it is duly registered with the Registrar, Cooperative Society, Punjab, Chandigarh, and has sufficient funds/resources to pay the price of site, to undertake the construction work and complete it in a stipulated period.

(ii) No member of society shall be eligible for allotment of a dwelling unit under this scheme, if he/she or his/her spouse has already been allotted residential plot/house/flat, either on free hold, lease hold or hire purchase-basis by any Government agency such as Directorate of Urban Estates, Punjab Housing Development Board, PUDA or any other special Urban Development Authority, Improvement Trust/ Housefed or PSIEC at the Station at which site is being allotted. However in case of Co-operative Housing Societies, which apply for allotment of site at S.A.S. Nagar No member of such Society shall be eligible for allotment of a dwelling unit under this scheme, if he/she or his/her spouse has already been allotted residential plot/house/flat, either on free hold, lease hold or hire purchase-basis by any Government agency in Tricity (i.e. S.A.S. Nagar, Chandigarh & Panchkula).

(iii) The office of Registrar, Co-operative Society, Punjab, Chandigarh shall verify the eligibility conditions for members under each category of the society as per Act, rules or polices made there under and shall issue a NOC in this regard.

5. MODE OF INVITING APPLICATIONS:-

For the purpose of allotting site under this scheme, the applications shall be invited through open advertisement from the eligible House Building Societies on a prescribed application form and demand draft of adjustable/refundable application money given below in favour of Chief Administrator, Concerned Authority alongwith necessary documents to the Estate Officer(Concerned Authority):-

Sr. No.	Area of Site	Application Money
1	2.00 acres to 5.00 acres	Rs. 25,00,000/-
2	Above 5.00 Acres	Rs. 50,00,000/-

Note: In all cases, processing fee equal to 5% of the application money, shall be deducted. In case of successful applicants the balance application money will be adjusted towards the cost of the plot asked in the LOI. In case of unsuccessful applicants the balance application money shall be refunded within 180 days of the date of finalization of selection process. In case this amount is retained beyond a period of 180 days, interest will be paid @5% per annum for the period beyond 180 days.

The application forms along with brochure shall be available on the website of the Concerned Authority, which can be downloaded by the prospective applicant.

A society can apply for more than one site. In that case application money will be charged with each application form.

6. SELECTION CRITERIA:-

Applications received shall be scrutinized by the Committee consisting of the following members of the concerned Authority:-

1.	Addl. Chief Administrator(Concerned Authority),	Chairman
2.	Superintending Engineer	Member
3.	District Town planner, Concerned or his representative not below the rank of ATP	Member
4.	Chief Accounts Officer	Member
5.	Estate Officer(Concerned)	Member Secy.

The recommendations of the Scrutiny Committee shall be approved at the level of Chief Administrator, Concerned Authority.

Scrutiny Committee shall examine each and every application to determine the eligibility & assessment of financial position of the applicant. The broad criteria for determining the eligibility will be as under:-

i) Fulfillment of the eligibility conditions as laid down in para-4 above.

ii) Financial resources of society.

iii) Capacity to pay cost of site and time required for completion of construction.

iv) The objectives and activities of the Society/Trust and the public cause served by it since its establishment.

v) The present location of the Society/Trust.

vi) Capacity Building: The benefit likely to accrue to the general public of the locality by allotment of the site.

vii) The bonafide and genuineness of the Society/ Trust as made out in the annual reports/audit reports etc.

viii) Experience in the concerned field in a responsible capacity.

In case, there are more than one eligible applicant, for a particular site, the allotment shall be made by way of online bids and the site will be allotted to the highest bidder.

7. ISSUE OF LETTER OF INTENT:-

i. After scrutiny of the requisite documents and the decisions regarding allotment of site, a letter of intent in prescribed form shall be issued by the Authority requiring the society to complete the requisite formalities and deposit the amount equal to 25% of the total cost of the site/Land within 30 days of the issue of the letter of intent alongwith 2% of the total amount of the site as "Cancer and Drug Addiction Treatment Infrastructure Fund".

ii. In case of failure to deposit/complete the said amount/documents within 30 days, Letter of Intent is liable to be cancelled. However, this period can be extended up-to another 90 days on making a written request within 30 days from the date of issuance of LOI. However, Surcharge shall be charged @1.5 of the amount to be deposited for the delayed period. In addition, penal interest @18% shall also be charged for the delayed period. Even then, if the amount is not deposited or documents are not completed within the extended period i.e. 120 (30 + 90) days from the date of issue of the L.O.I., the said letter of intent shall be treated as withdrawn/cancelled.

8. ISSUE OF ALLOTMENT LETTER:-

After determining the eligibility of the societies on receipt of 25% +2% (Cancer Cess) amount of site and completion of required documents and necessary formalities, allotment letter indicating detailed terms and conditions of allotment will be issued within 30 days from the receipt of 25% + 2% (Cancer Cess) amount

9. MODE OF PAYMENT:-

The balance 75% of the cost of site will be payable in lump-sum within three months from the date of issuance of Allotment Letter, a rebate of 7.5% on the balance 75% amount shall be admissible.

On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the society shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Estate Officer, Authority within 90 days of the payment of entire consideration money.

10. HANDING OVER POSSESSION:-

Physical possession of the site shall be handed over to the society after payment of 100% price of the plot. In case the society fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

11. NORMS OF DEVELOPMENT OF GROUP HOUSING SCHEMES.

Construction/Development of the said sites shall be made as per the provisions of Punjab Urban Planning and Development Authority, Building Rules, 2021 issued by the Government of Punjab vide Notification No. G.S.R. 144/P.A.11/1995/Ss. 180 and 43/2021, dated 31st August, 2021, other prevailing norms/rules/ guidelines/Acts and the amendments, if any made therein from time to time.

Note: All construction must conform to PRTPD Act 1995 or Building Rules and any failure (e.g. encroachment, non-provision of amenities) could invite action under the PRTPD Act, 1995.

12. SUBMISSION OF BUILDING PLANS:-

The Society shall be required to submit building plans as per the Punjab Urban Planning and Development Authority Building Rules, 2021 and amended from time to time within three months of the issue of allotment letter.

13. CONSTRUCTION OF FLATS:-

The society shall have to complete the construction of flats within five years from the date of possession of the site. However, if the society fails to do so, under exceptional circumstance, an extension on the request of the society, shall be allowed on payment of extension fee as prescribed in Punjab Regional and Town Planning and Development (General) Amendment Rules, 2021 and amended from time to time.

14. COMPLETION OF THE PROJECT:-

Completion means construction of all the dwelling units which are shown in the plan submitted by the allottee for approval of the Authority.

i. Completely constructing all the dwelling units which the society proposes to construct at the time of submission of building plans.

ii. The completion of individual dwelling unit means construction of the entire structure, plastering of walls, flooring, installation of external doors and windows, electric, water supply, sewerage lines as per approved plan, making kitchen and at-least one toilet functional with all fittings and fixtures so as to make the house liveable. It excludes all internal woodwork, painting white washing and other furnishings not covered above.

iii. Completion of project would mean completion of the dwelling unit as above, boundary wall, gate, internal road, parking, electrification of the campus, firefighting equipment (if required) as approved in the plan.

iv. Completion would be granted on the basis of the report of a committee as per provisions made in Notification No.18/07/21-5HG1/870

dated 05-07-2021 and as amended from time to time, issued by Punjab Government, Department of Housing and Urban Planning, comprising of;

i) District Town Planner

ii) D.E.(Civil)

iii) D.E. (Public Health)

iv) D.E.(Electrical)

v) D.E.(Horticulture)

v. Society will obtain all statutory clearances at its own level from different departments and complete the project in the stipulated time.

15. INSPECTION BY AUTHORITY OFFICIALS:-

The allottee will permit the Authority functionaries to inspect any or all works connected with the execution of the project for ensuring that all terms and conditions proposed by the Authority at the time of allotment are being observed and that the development is being done strictly in accordance with the approved plans and the quality of works conforms to generally accepted minimum specifications for such projects.

16. TRANSFER OF MEMBERSHIP:-

The society shall submit the list of its members to Estate Officer Concerned Authority before the issue of Allotment Letter of site for Group Housing and the society will allot the dwelling units only to such members, whose names are mentioned in the said list. The Society shall not alter the membership

except in accordance with the provisions of Punjab Co-operative Societies Act, 1961 and with the prior approval of Estate Officer, Concerned Authority.

17. PERMISSION TO MORTGAGE:-

To the extent possible the Authority shall arrange to permit mortgage/ hypothecation of the site/structure so that society can obtain house building loan from recognized institutions on the condition that the Authority will retain first charge on the assets towards unpaid portion of site price and other charges due to it.

18. ARBITRATION:-

All or any disputes arising out or touching upon or in relation to the terms and conditions of allotment, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be be resolved by arbitration under the Arbitration and Conciliation Act, 1996, with the seat being SAS Nagar, Punjab and the proceedings be conducted in English.

19. VIOLATION OF TERMS AND CONDITIONS:-

If the allottee commits any breach of the terms and conditions of the allotment or violates any of the provisions of Act/Rules or fails to comply with any directions given by the Chief Administrator, CONCERNED AUTHORITY or any other officer appointed by him, under the terms of allotment, the Chief administrator, CONCERNED AUTHORITY or any other officer appointed by him, may further direct the allottee to immediately rectify or amend the default within a reasonable time. If the Chief Administrator, CONCERNED AUTHORITY or the officer so appointed by him feels that the allottees has failed to comply with his directions or he cannot or will not comply with such direction, appropriate action under rules shall be taken.

This notification issues in accordance with the decision of Council of Minister taken in its meeting held on dated 13.10.2025 which conveyed by the Department of General Administration (Cabinet Affairs) vide letter no.1/219/2025-1CAB/5934 dated 13.10.2025.

This policy supersedes all previous policies and notifications issued in this subject.

Sd/-

VIKAS GARG, IAS

Principal Secretary to Government of Punjab

Department of Housing and Urban Development

Chandigarh

The 23rd October, 2025

3536/10-2025/Pb. Govt. Press, S.A.S. Nagar